

LAND USE

89 Attachment 5

**Exhibit 3**  
**Borough of Eatontown**  
**Schedule of Zone Requirements for the R-10 Residential Zone<sup>1</sup>**  
**[Amended by Ord. No. 11-1999]**

Zone	Uses Permitted by Right + Accessory Use	Text Reference	Minimum Lot Sizes			Minimum Yards (feet)				Maximum Lot Coverage (percent)	Required Off-Street Parking	Maximum Building Height (feet)
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides	Rear			
R-10		§ 89-44B										
	One-Family Dwellings		10,000	75	100	30	7	20	30	25	2/dwelling	35
	Places of Worship		80,000	200	200	30	25	60	35	25	1/4 seats or 1/200 sq. ft.	40
	Public and Private Schools		5 acres	300	200	30	50	100	50	25	3/adm. office 1/staff member	40
	Municipal Parks, Playgrounds and Buildings											
	Quasi-Public Buildings and Recreation Areas		80,000	200	100	30	25	60	35	25	1/400 sq. ft. or 1/gross acre	40
	+ Off-Street Parking	§ 89-36										
	+ Private Garages	§ 89-44B(1)				Not permitted in front yard	7		5	3		15
	+ Private Greenhouses					Not permitted in front yard	7		5	2		10
	+ Residential Storage Buildings	§ 89-44B(2)				Not permitted in front yard	5		5 <sup>1</sup>	2		10
	+ Essential Services	def.										
	+ Signs	Article XI										

NOTES:

<sup>1</sup> When the rear yard of the lot adjoins the front lot of another lot, no accessory structure on such lot shall be located nearer to the common street line than a distance equal to the depth of the front yard required along such frontage.

<sup>1</sup> Editor's Note: For residential lot impervious coverage requirements, see 89 Attachment 27.